

# More Than *Advice*

Written by Elaine Sisko

According to Mark Reynolds, owner of Mark Reynolds Project Management (MRPM), the design-build division of the Reynolds family of businesses in Manahawkin, the once sleepy little community of LBI has evolved over the years into one of the most sought-after destinations for coastal living on the east coast. So too have the standards for an ideal property changed in the eyes of the buying public. As Reynolds, also a real estate agent affiliated with G. Anderson Agency on LBI, continues, today's homeowners have become more selective and farsighted in their quest for the ideal property. Given these changing attitudes and expectations, he suggests that the services of a property development consultant may be in the best interest of the discerning homebuyer.

Mark Reynolds, a seasoned business owner for over 40 years, is considered one of the most experienced professionals on LBI as it relates to the lay of the land and its unique environmental characteristics. He has become proficient in the myriad of complex building and zoning codes of each diverse townships that makes up this remarkable island-- from the historic district of Beach Haven to the oversized properties that comprise the north end. Assembling a core group of licensed professionals of equal repute—surveying and mechanical engineers, DEP consultants, architects and construction sub-contractors—has allowed Reynolds to not only push the boundaries for property expansion but offer unparalleled consulting advice to the preceptive homeowner.

For the consultant, the home-buying experience begins with finding the perfect piece of real estate that checks off all the wants and needs of

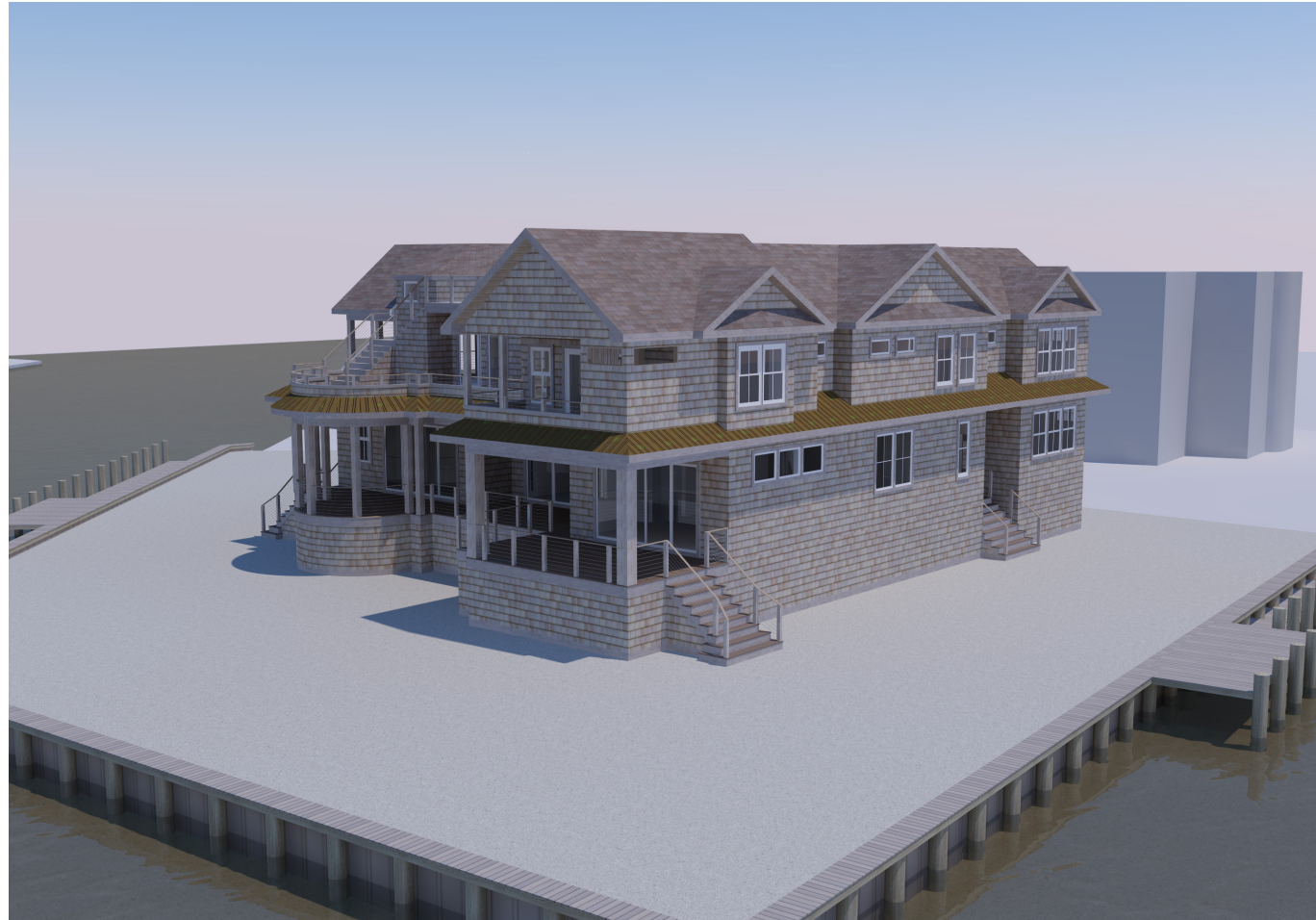
the prospective client. When partnering with Mark Reynolds from concept to completion, however, many of the unknow variables that typically arise after a property is purchased can be discovered during the initial stages of the buying process. By applying both the concrete and intangible criteria important to the client into a mathematical formula, many properties under consideration can be ruled out early in the process due to their inability to fulfill the overall objectives for the project.

This unique toolset combined with an instinctive knowledge garnered from years of experience, have been put to good use on Reynolds latest and on-going design-build project—a 25,000 square foot property in Loveladies surrounded on 3-sides by 347 linear feet of waterfront bulkhead. Initially retained for his consulting services, Mark Reynolds was able to determine the development potential of this unique property and establish it's worth in just 48 hours. This rapid assessment allowed the clients to move forward with the property purchase without delay.

With the intention to raze the existing building and start anew, the property first needed to be assessed by the State Department of Environmental Protection (NJ-DEP) and awarded permission for development. Reynolds, partnering with an environmental consultant, prepared a State DEP permit which, once awarded, established the guidelines for waterfront expansion. Taking full advantage of all State rules and regulations governing bulkhead and dock allowances, the Reynolds team was able to extend a new bulkhead construction outward by 2-feet on three sides. Larger upper







docks and extended lower docks, boat and jet ski lifts and mooring locations with the ability to accommodate boat sizes upward of 50-feet were all skillfully designed—pushing the boundaries of property size and development.

Approval permits in hand, Reynolds was able to match the homeowners with an architect who best complemented their ideas, lifestyle, design and architectural tastes for the new home construction. Happening simultaneously, the MRPM team began to create 3-dimensional conceptual plans for the property as a whole including not only the house footprint but a swimming pool, cabana, outdoor showers, dock configurations, parking areas, outdoor kitchen, firepit, decks and patios as well.

Once the initial 2-dimensional architectural plan for the new home was finalized, the Reynolds team converted the plans into a 3-dimensional rendering facilitating the selections of siding and roofing material choices, deck configurations,

stair locations and interior floor plan alterations. These rendering also simplified the communication process between homeowner and architect, providing a clear and concise visual aid to references their changes and feedback for the new home design.

With architectural plans and State DPE permits finalized, building permits are currently being prepared for Long Beach Township Building and Zoning Department processing. It is with great confidence and satisfaction, that Mark Reynolds proudly states that the project is just days away from breaking ground. By combining an open and consistent dialog with homeowners and consultants alike along with innovative ideas that pushed the boundaries of property development, Mark Reynolds and his MRPM team have established the framework for this dream home and property to be fully realized—a partnership certain to provide a lifetime of happy memories for this deserving family.



**R** MARK REYNOLDS  
PROJECT MANAGEMENT INC

New Home Construction | Home Additions | Kitchen and Bathroom Make-Overs  
Siding and Exterior Facade Make-Overs | New Decking | AI Fresco Living Areas